

**MINUTES OF  
REGULAR PLANNING & ZONING COMMISSION MEETING  
CITY OF TOMBALL, TEXAS**

**MONDAY, DECEMBER 12, 2016**



**6:00 P.M.**

- 1.0 The meeting was called to order by Chair Barbara Tague at 6:00 p.m. Other members present were:

Commissioner Richard Anderson  
Commissioner Darrell Roquemore  
Commissioner Will Benson, Jr.  
Commissioner Dane Dunagin

Others present:

Community Development Director/City Engineer – Craig Meyers  
Assistant City Engineer – Beth Jones  
Assistant City Planner – Amelia Lindley  
Community Development Coordinator – Kim Chandler  
City Attorney – Loren Smith

- 2.0 No Public Comments were received.

- 3.0 Amelia Lindley, Assistant City Planner, announced the following:

- Update on Zoning Case from City Council.
  - Re-Zoning Case P16-0156, re-zoning of 1623 S. Cherry from Single-Family 20 Estate District to the Commercial District. City Council Approved on First Reading on December 5<sup>th</sup>, Second Reading is Monday, December 19<sup>th</sup>.
- No upcoming Zoning Cases for the January Meeting.

- 4.0 Motion was made by Commissioner Benson, second by Commissioner Anderson to approve the Minutes of the Regular Planning and Zoning Commission Meeting of November 14, 2016, with correction.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to Approve Preliminary Plat of **CURRIE ESTATES**: A subdivision of 0.6740 Acres (29,357.51 Square Feet) located in the R. Hubbard survey, A-383, Harris County, Texas.

Beth Jones, Assistant City Engineer, presented recommendation of approval with contingencies.

Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to approve **CURRIE ESTATES**, with contingencies.

Motion carried unanimously.

- 5.2 Consideration to Approve Final Plat of **GRILLO LAND HOLDINGS LLC**: A subdivision of 2.9268 Acres (127,491.22 Square Feet) of land, being Tracts 1F & 1J situated in the John M. Hooper Survey, Abstract No. 375, City of Tomball ETJ, Harris County, Texas.

Beth Jones, Assistant City Engineer, presented recommendation of approval with contingency.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **GRILLO LAND HOLDINGS LLC**, with contingency.

Motion carried unanimously.

- 5.3 Consideration to Approve Final Plat of **TKC CCXXVII LLC**: A subdivision of 4.8064 Acres (209,366.29 Square Feet) of land, being Tract Numbers 4D, 24G, 24F, & 24T, out of the Joseph House Survey, Abstract No. 34, City of Tomball, Harris County, Texas.

Beth Jones, Assistant City Engineer, presented recommendation of approval with contingencies.

Motion was made by Commissioner Benson, second by Commissioner Anderson, to approve **TKC CCXXVII LLC**, with contingencies.

Motion carried unanimously.

- 5.4 Consideration to Approve Final Plat of **UNRESTRICTED RESERVE "G1" TOMBALL VILLAGE SQUARE**: A Re-plat of 1.004 Acre of land out of Unrestricted Reserve 'G1' Re-plat of Unrestricted Reserve 'G' Block Four Tomball Village Square Recorded in Film Code # 533022 in the Joseph House Survey, Abstract No. 34, City of Tomball, Harris County, Texas.

Beth Jones, Assistant City Engineer, presented recommendation of approval with contingencies.

Motion was made by Commissioner Roquemore, second by Commissioner Anderson, to approve **UNRESTRICTED RESERVE “G1” TOMBALL VILLAGE SQUARE**, with contingencies.

Motion carried unanimously.

- 5.5 Consideration to approve **Zoning Case P16-0162**: Request by Eleazar Cano to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3.9 acres of land, legally described as Tract 262A Tomball Outlots, generally located on the east side of South Pitchford Road at 909 South Pitchford Road, from the Agricultural District to the Commercial District.

Amelia Lindley, Assistant City Planner, presented the case and recommendation of approval.

Eleazar Cano, Applicant, (7907 Alexandria Ct., Spring, TX 77379) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:16 p.m.

Hearing no comments, the Public Hearing was closed at 6:16 p.m.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson, to approve **Zoning Case P16-0162**. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Dunagin	<u>Aye</u>
Commissioner Benson, Jr.	<u>Aye</u>

Motion carried unanimously.

- 5.6 Consideration to approve **Zoning Case P16-0171**: Request by Aaron Edwards, on behalf of Tomball Renewal Center, for a Conditional Use Permit to operate a *Rehabilitation Care Facility (Halfway House)* at 401 ½ Commerce Street and to operate an *Institution for alcoholic, narcotic or psychiatric patients* at 401 Commerce Street. The property is approximately 0.17 acres, legally described as Lots 22, 23 & 24 Block 18 Tomball, generally located at the southwest corner of Commerce Street and North Oak Street and is zoned Old Town & Mixed Use.

Amelia Lindley, Assistant City Planner, presented the case and City staff is unable to recommend approval of Zoning Case P16-0171.

Aaron Edwards, Applicant, (15130 Rolling Oaks Drive, Houston, TX 77070) was introduced and spoke on behalf of the request.

The Public Hearing was opened by Chair Tague at 6:32 p.m.

Bruce Morris (618 E. Pecan Drive, Tomball, TX 77375) spoke in opposition of the request.

Paul Cheney (19103 Logan Timbers Ln., Tomball, TX 77375) spoke in favor of the request.

Hearing no additional comments, the Public Hearing was closed at 6:38 p.m.

Motion was made by Commissioner Roquemore, second by Commissioner Benson, to approve **Zoning Case P16-0171**. Vote was as follows:

Chair Tague	<u>Nay</u>
Commissioner Anderson	<u>Nay</u>
Commissioner Roquemore	<u>Nay</u>
Commissioner Benson, Jr.	<u>Aye</u>
Commissioner Dunagin	<u>Nay</u>

Motion Failed; 4 Votes Nay, 1 Vote Aye.

- 5.7 Consideration to approve **Zoning Case P16-0175**: Request by the City of Tomball to amend Sections 50-2 (“Definitions”), 50-82 (b) (“Use Charts”), and 50-116 (“Supplemental Regulations”) of the Tomball Code of Ordinances by defining and creating a land use for “Mobile Food Courts”.

Amelia Lindley, Assistant City Planner, presented the case and recommendation of approval.

The Public Hearing was opened by Chair Tague at 6:52 p.m.

Dan Howes (15223 Hilltop View Drive, Cypress, TX 77429) spoke in favor of the request.

Darryl Romero (8303 Vintage Creek Dr., Spring, TX 77379) spoke in favor of the request.

Mike Fagan (1314 Pine Brook, Tomball, TX 77375) spoke in favor of the request.

Hearing no additional comments, the Public Hearing was closed at 6:58 p.m.

Motion was made by Commissioner Anderson, second by Commissioner Dunagin, to approve **Zoning Case P16-0175**. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Benson, Jr.	<u>Aye</u>
Commissioner Dunagin	<u>Aye</u>

Motion carried unanimously.

- 6.0 Motion was made by Commissioner Anderson, second by Commissioner Roquemore, to adjourn.

Motion carried unanimously.

The meeting was adjourned at 7:01 p.m.

PASSED AND APPROVED this 9th day of January 2017.

Kim Chandler  
Kim Chandler  
Commission Secretary

Barbara Tague  
Barbara Tague  
Commission Chair